

Landowner Specific Narrative Summary
Jon E. and Barbara B. Khachaturian

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Jon and Ms. Barbara Khachaturian. The Khachaturians own a parcel totaling approximately 80 acres along the Sidney to Rising segment of the Project in Champaign County, Illinois. The property at issue has been designated internally as ILRP_RS_CH_101_ROW. As summarized on Exhibit 2.1, as of June 11, 2014, ATXI has contacted, or attempted to contact, the Khachaturians or their counsel on approximately 43 occasions, including 22 phone calls, 3 voicemails, 5 letters, 6 in-person meetings and 7 emails. The Khachaturians are represented by Mr. Harold Adams Esq.

On November 21, 2013, ATXI sent the Khachaturians an initial offer package that included their initial offer and explained that the offer was based on a third party independent appraisal report. After several attempts to contact the Khachaturians, on January 21, 2014, Mr. Adams, counsel for the Khachaturians, met with the ATXI representative and asked for the easement document in word form and informed the land agent that his client may want to have an appraisal done. The land agent had the requested document sent to Mr. Adams. The land agent followed up with Mr. Adams on February 10, 2014, when Mr. Adams informed the land agent that he felt his client's primary concern was fair value for the easement and that he needed to follow up with the Khachaturians. Subsequently, after four unreturned calls and one personal visit, Mr. Adams stated on February 25, 2014, that he had not talked with his clients and that he would get in touch as soon as possible to let the land agent know of his client's plans. Finally, on March 19, 2014, Mr. Adams informed the land agent of the Khachaturians' concerns, which included that the appraised value and the crop yields were too low. At that time, the land agent informed Mr. Adams that ATXI would consider documentation supporting adjusted valuation including any appraisal or proof of crop yields. Mr. Adams responded that his clients were

getting the information together, and that he would respond when he had all the information.

On May 27, 2014, Mr. Adams finally presented a formal counteroffer. He also stated that he wanted some revisions to the easement document, without identifying specific issues. The land agent requested documentation supporting crop damages and compaction and ripping damages, and requested the specific language revisions, so the entirety of his request could be reviewed as a package. To date, Mr. Adams has not supplied that information.

Given the length of negotiations and the delayed response time of the Khachaturians: an agreement in a timely manner is unlikely to occur, and thus eminent domain authority is necessary for the Khachaturians.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 1-21-2014 3:30pm ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Patty Ward ☒

Champaign County, IL

E 1/2 SW 1/4 of Section 15, Township 18 N, Range 9 E, 3rd Prime Meridian, Champaign County, Illinois

Tax ID: 192715300003



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

- Route
- Tracts
- Section Boundary
- Adjacent Tracts

0 165 330 660 990 Feet

KHACHATURIAN JON & BARBARA

Tract No.: ILRP_RS_CH_101

Date: 5/14/2014

EXHIBIT "A"

A 4.582 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JON E. KHACHATURIAN AND BARBARA B. KHACHATURIAN, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 2007R00662 OF THE DEED RECORDS OF CHAMPAIGN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A CAP STAMPED "US2616" FOUND AT THE NORTHWEST CORNER OF SAID EAST 1/2, SAME BEING THE NORTHWEST CORNER OF SAID KHACHATURIAN TRACT, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1220578.13, E:1028386.06;

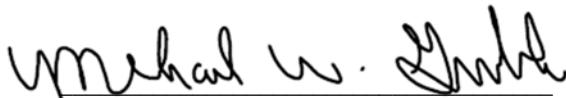
THENCE NORTH 89 DEGREES 31 MINUTES 41 SECONDS EAST, ALONG THE NORTH LINE OF SAID EAST 1/2, A DISTANCE OF 1,330.49 FEET TO THE NORTHEAST CORNER OF SAID EAST 1/2, FROM WHICH A MAG NAIL FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 31 MINUTES 41 SECONDS EAST, A DISTANCE OF 2,677.47 FEET;

THENCE SOUTH 00 DEGREES 31 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID EAST 1/2, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 31 MINUTES 41 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,330.61 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID EAST 1/2, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 15 BEARS NORTH 84 DEGREES 02 MINUTES 02 SECONDS WEST, A DISTANCE OF 1,337.79 FEET;

THENCE NORTH 00 DEGREES 28 MINUTES 42 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 199,582 SQUARE FEET OR 4.582 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/03/2014



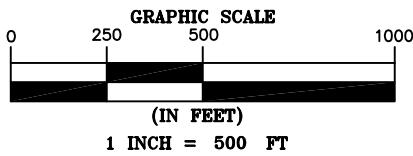
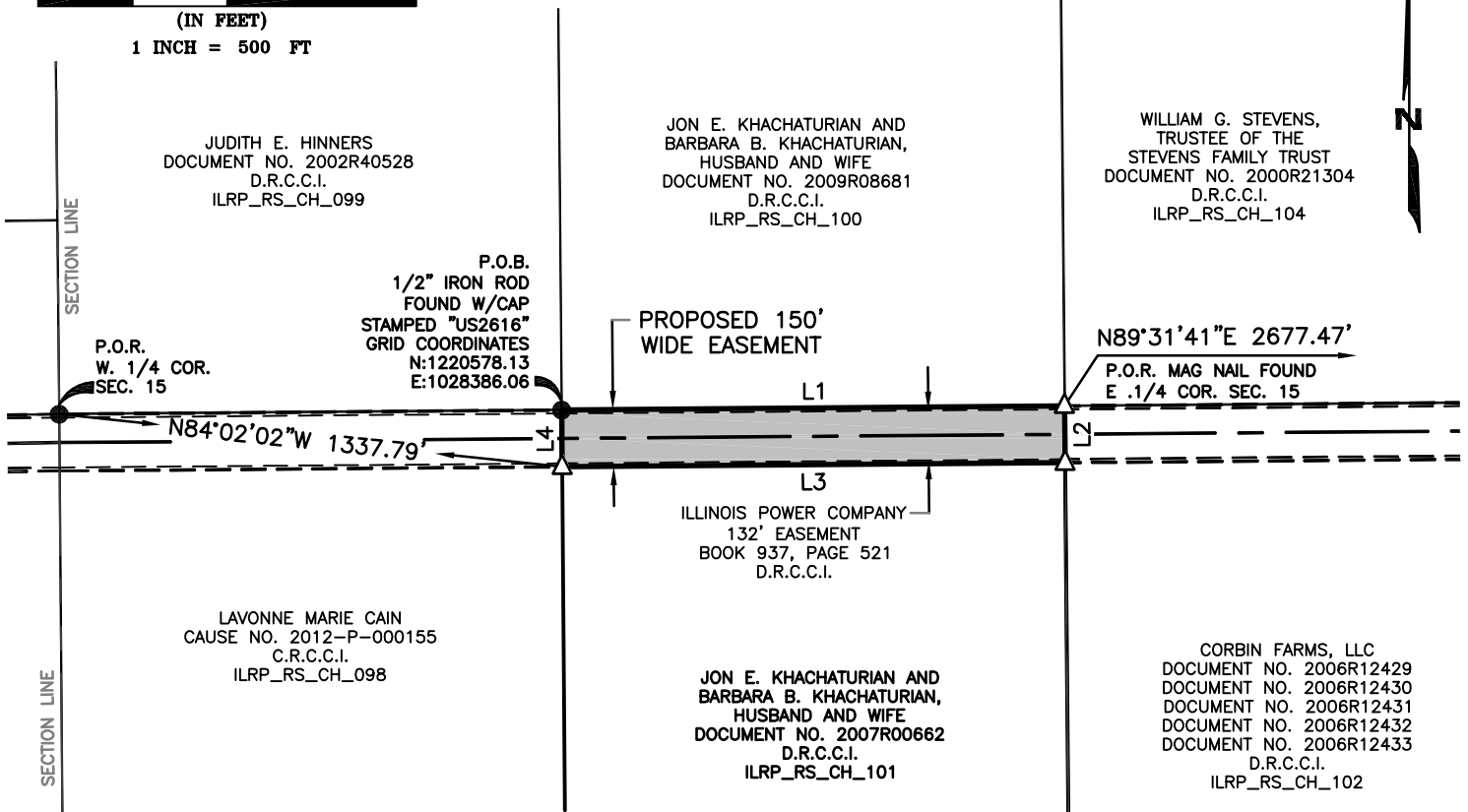


EXHIBIT "A"

ATXI Exhibit 2.3

Part H

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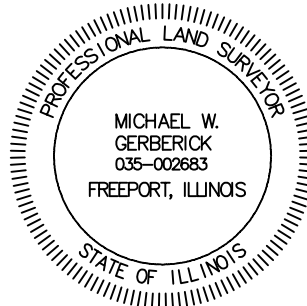
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°31'41"E	1330.49'
L2	S00°31'24"E	150.00'
L3	S89°31'41"W	1330.61'
L4	N00°28'42"W	150.00'

SECTION 15
TOWNSHIP 18N
RANGE 9E

AREA TABLE		
EXISTING EASEMENT	4.032 ACRES	175,632 S.F.
PROPOSED ADDITIONAL EASEMENT	0.55 ACRES	23,950 S.F.
TOTAL	4.582 ACRES	199,582 S.F.

LEGEND

C.R.C.C.I.	COURT RECORDS
D.R.C.C.I.	CHAMPAIGN COUNTY, ILLINOIS DEED RECORDS
P.O.B.	CHAMPAIGN COUNTY, ILLINOIS POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
△	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/03/2014
SCALE: 1"=500'
TRACT ID: ILRP_RS_CH_101
DRAWN BY: NS



150' TRANSMISSION LINE EASEMENT
SIDNEY TO RISING
SECTION 15, TOWNSHIP 18 NORTH, RANGE 9 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS